



Common Council

Agenda Item

Cover Sheet

MEETING DATE: April 9, 2024

- ☐ Previously Discussed Ordinance
- ☒ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

ITEM or ORDINANCE: #2

PRESENTED BY: Attorney Jim Shinaver

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

Oasis at Hyde Park

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

April 9, 2024

Council Introduction - Noblesville City Council

Applicant: Grand Communities, LLC

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

TABLE OF CONTENTS

1. Explanation of Request
2. Site Location Map
3. Color Site Plan
4. Townhome Architecture
5. Oasis at Hyde Park Preliminary Development Plan
6. CCPD Rezone Ordinance
7. Oasis at Hyde Park PD Ordinance

TAB 1

Grand Communities/Fischer Homes – Hyde Park Project Description

The applicant, Grand Communities, LLC (“Grand”), is seeking rezone approval and preliminary development plan approval (collectively the “Request”) for two (2) parcels of real estate that consist of approximately fifteen and a half (15.5) acres which parcels are generally located south of and adjacent to Corporate Campus Parkway, east of Marilyn Road and north of E. 141st Street and are identified by the Hamilton County, Indiana’s Auditor’s Office as Tax Parcel Identification Numbers 13-11-22-00-00-007.201 and 13-11-22-00-00-007.301 (collectively, “Real Estate”). The Real Estate is shown on the Site Location Map included behind Tab 2.

The Real Estate is located within the area known as “Hyde Park” and the Real Estate is currently zoned Corporate Campus Planned Development District (“CCPD”) and is within the 146th Street Corridor Subdistrict with the Land Use Type of Single-family / Multi-family / Commercial / Office / Flex.

The Request seeks to rezone the Real Estate to the “Oasis at Hyde Park Planned Development Ordinance” which will maintain the zoning classification of CCPD, but with a new Subdistrict designation of Mixed Residential and Land Use Type designation of Single-family / Multi-family / Commercial / Office / Flex Land Use in order to develop a for-sale townhome community to be known as “Oasis at Hyde Park”.

Uses and zoning classifications that surround the Real Estate include: (i) to the north and northwest, across Corporate Campus Parkway, are various parcels that are undeveloped and zoned CCPD and within Subdistricts that permit commercial and other non-residential development; (ii) to the immediate east is a self-storage business and the Marilyn Ridge residential community, both of which are zoned CCPD; (iii) to the south are other undeveloped parcels that are within the Hyde Park area and zoned CCPD; and, (iv) to the west are additional parcels, some of which are undergoing development, that are also within the Hyde Park area and zoned CCPD.

As depicted on the Color Site Plan included behind Tab 3, the Oasis at Hyde Park community will consist of approximately seventy-four (74) 3-story, for-sale Townhomes to be built by Fischer Homes from their Midtown series of homes. The townhomes will range in square footage from 2,000 square feet to over 2,500 square feet and will primarily consist of 2-bedroom, 3-bedroom, and 4-bedroom units. Included behind Tab 4 is the Townhome Architecture which shows varied roof lines, masonry, and siding. Grand and Fischer Homes anticipates average sales prices starting in the high \$400,000s, depending on home size and buyer amenity selections. Grand estimates, upon build-out and completion, its overall investment in this community may be approximately 40 million dollars.

Comprehensive Plan Statement

Hyde Park is a master-planned development of over 275 acres that includes a variety of businesses, shops, restaurants, residential options and recreational uses within walking and biking distance of Hamilton Town Center and other businesses. In addition, Hyde Park is creating over 160 acres of park and open space systems with over 2 miles of walking and biking trails.

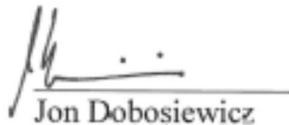
The Oasis at Hyde Park proposal is consistent with the Hyde Park land use plan approved in 2021 which includes townhomes as a desired residential use on the subject Real Estate and the Oasis at Hyde Park community will provide an additional housing options within the overall Hyde Park area.

Associated with the Oasis at Hyde Park PD Ordinance request, is the Preliminary Development Plan (See Tab 5), including the landscape plan.

Finally, behind Tab 6 and Tab 7, respectively, are the CCPD Rezone Ordinance and the Oasis at Hyde Park PD Ordinance.

We look forward to presenting this request at our Council Introduction meeting on April 9, 2024.

Respectfully submitted,

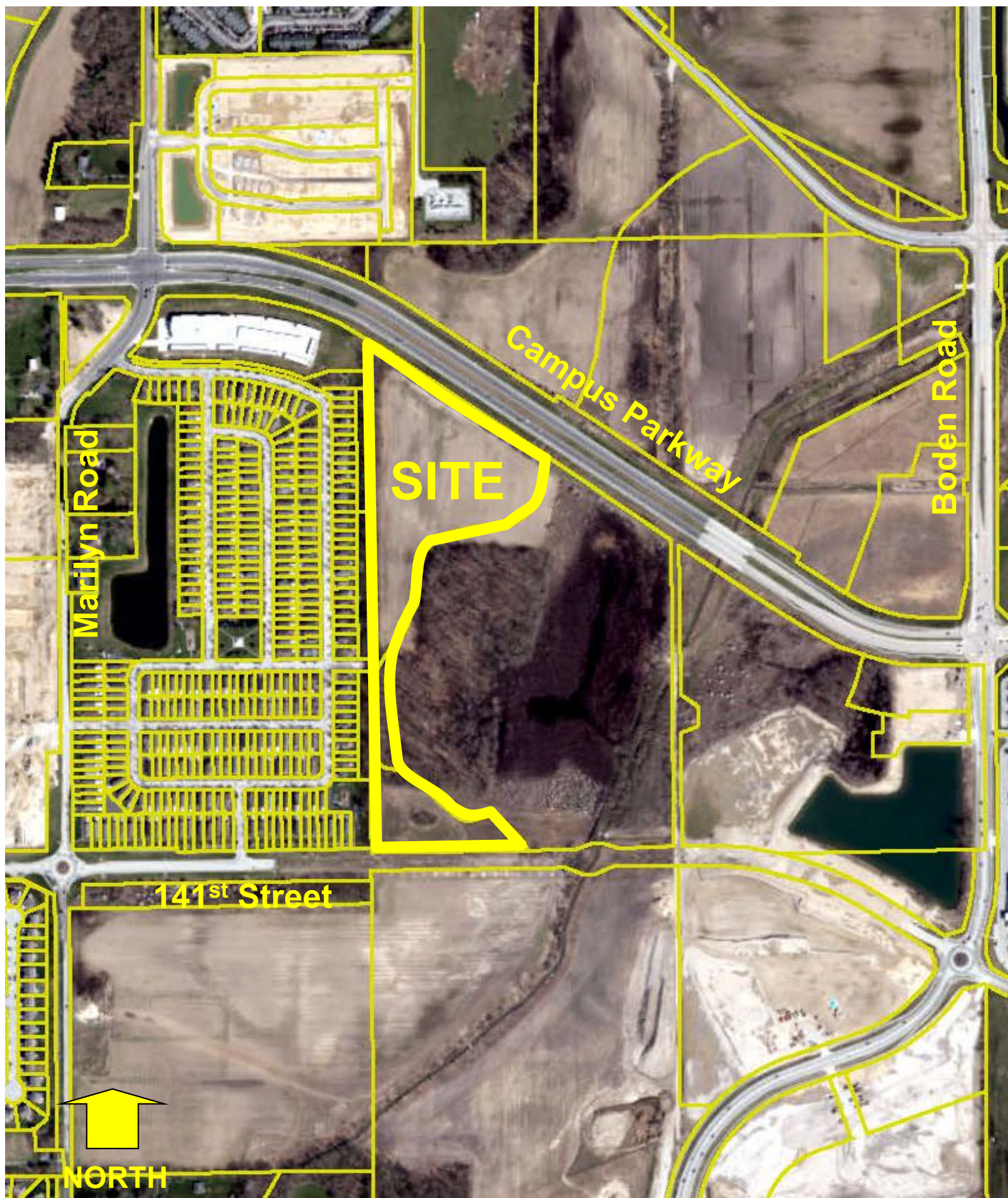


Jon Dobosiewicz



Jim Shinaver

TAB 2



Fischer Homes
SITE LOCATION MAP

TAB 3



TAB 4





PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

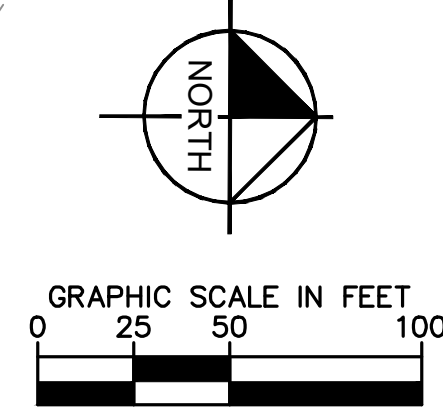


PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

TAB 5



AS NOTED	 Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUFF PHONE: 317-912-4129 EMAIL: Brett.Huff@kimley-horn.com
DESIGNED BY: JSM	
DRAWN BY: GMS	
CHECKED BY: BAH	

Drawing name: K:\IND_LEV\170227014_Hyde Park, Noblesville, IN\ Design\CAD\PlanSheets\PRIMARY PLAT.dwg P101 Mar 19, 2024 8:55am by: Grant Shortridge
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MAB CAPITAL INVESTMENTS, LLC
78.87 AC.±
PARCEL NO. 13-11-22-00-00-008.000

SW COR. NE 1/4
SEC 22, T18N, R5E
REBAR FOUND NO CAP
REBAR FOUND WITH MILLER
CAP 2.6' WEST & 0.6' SOUTH

E 141ST STREET

N89°15'34"E 670.73'

40' ± R/W

REGULATED DRAIN EXMT 75'
FROM EACH TOP BANK

COMPENSATORY STORAGE
- HYDE PARK PHASE 4

C.A.#4
126,693 sq.ft.

N00°13'37"W 2662.56'

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MATCHLINE - SEE SHEET C201


LEGEND




PROPOSED STORM STRUCTURE




PROPOSED SANITARY MANHOLE




PROPOSED FIRE HYDRANT ASSEMBLY




EXISTING CONTOUR




EXISTING SANITARY SEWER




EXISTING STORM SEWER




PROPOSED SANITARY SEWER




PROPOSED STORM SEWER




PROPOSED GRADE




PROPOSED CONTOUR




PROPOSED WATER LINE




PROPOSED SWALE




PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)



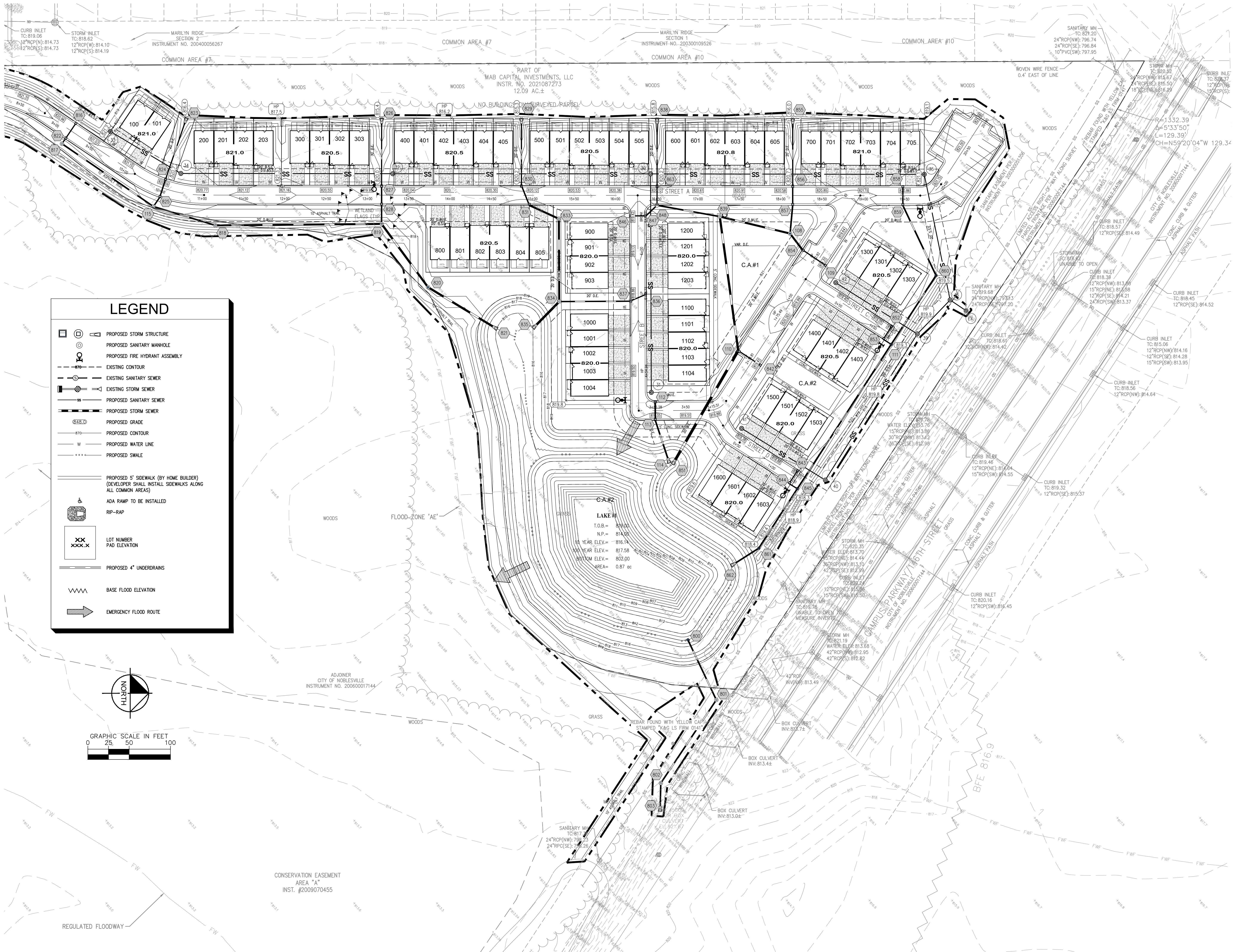
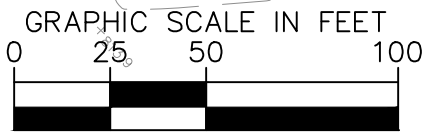
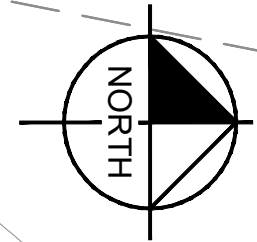
ADA RAMP TO BE INSTALLED




RIP-RAP



LOT NUMBER
PAD ELEVATION



SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	APPROVAL PENDING NO FOR CONSTRUCTION	GRAND COMMUNITIES, LLC	SITE DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN	ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER C200
				REVISIONS
				DATE
				BY



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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Hughes@kimley-horn.com
WWW.KIMLEY-HORN.COM

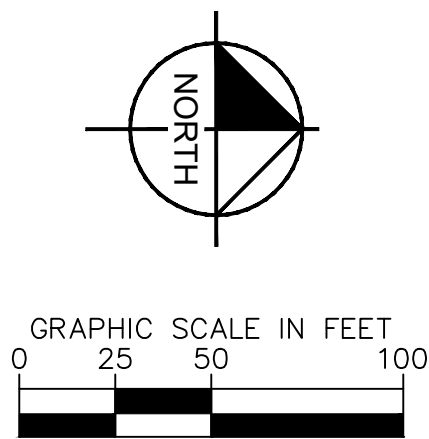


MATCHLINE - SEE SHEET C200

The diagrams illustrate three cross-sections of a 24' wide water main without a curb. Each diagram shows a central water main with a 54" diameter, a 2% slope, and a 10.0' width. The water main is flanked by 2% slopes and 2.0' wide shoulders. The diagrams are labeled as follows:

- Top Diagram:** 24.0' RIGHT-OF-WAY. The right-of-way is 24.0' wide, with 2.0' shoulders on each side. The water main is 10.0' wide. The diagram is labeled "24' WIDTH WITH TRAIL" and "NO SCALE".
- Middle Diagram:** 24.0' RIGHT-OF-WAY. The right-of-way is 24.0' wide, with 2.0' shoulders on each side. The water main is 10.0' wide. The diagram is labeled "24' WIDTH WITHOUT TRAIL" and "NO SCALE".
- Bottom Diagram:** 20.0' RIGHT-OF-WAY. The right-of-way is 20.0' wide, with 2.0' shoulders on each side. The water main is 10.0' wide. The diagram is labeled "20' WIDTH" and "NO SCALE".

Each diagram includes a 54" diameter water main, a 2% slope, and a 10.0' width. The diagrams are labeled with "24' WIDTH WITH TRAIL", "24' WIDTH WITHOUT TRAIL", and "20' WIDTH". The diagrams are also labeled with "NO SCALE".



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500 EAST 98TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR
CONSTRUCTION

GRAND
COMMUNITIES,
LLC

SITE DEVELOPMENT PLAN

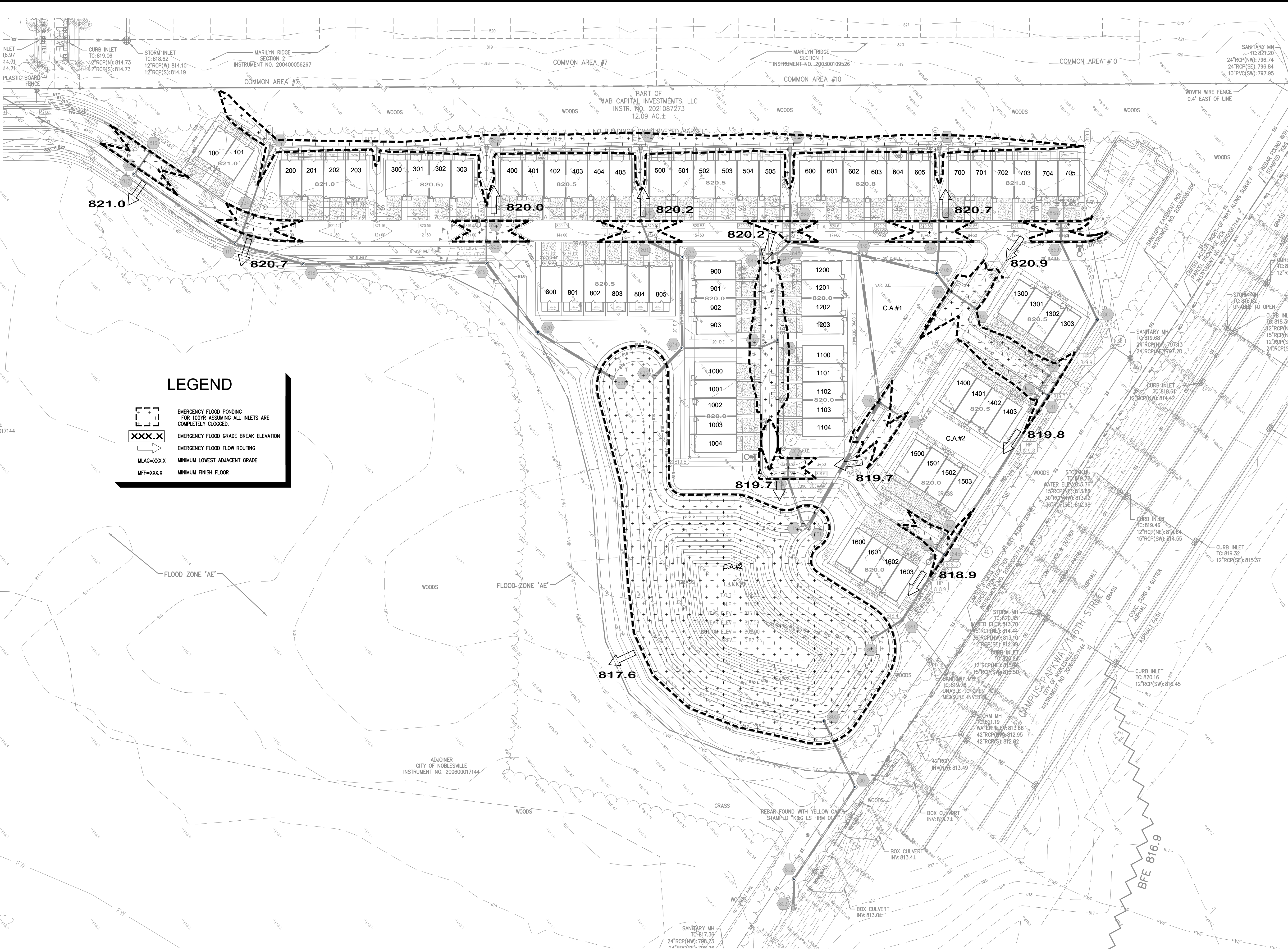
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE
03/20/2024
HA PROJECT NO
170227014
SHEET NUMBER

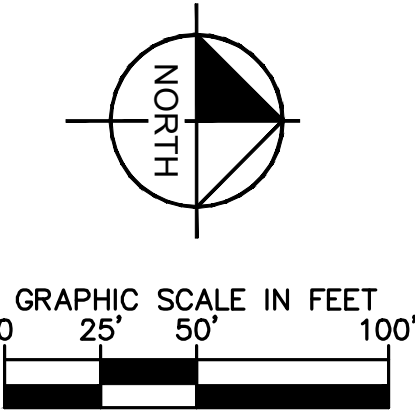
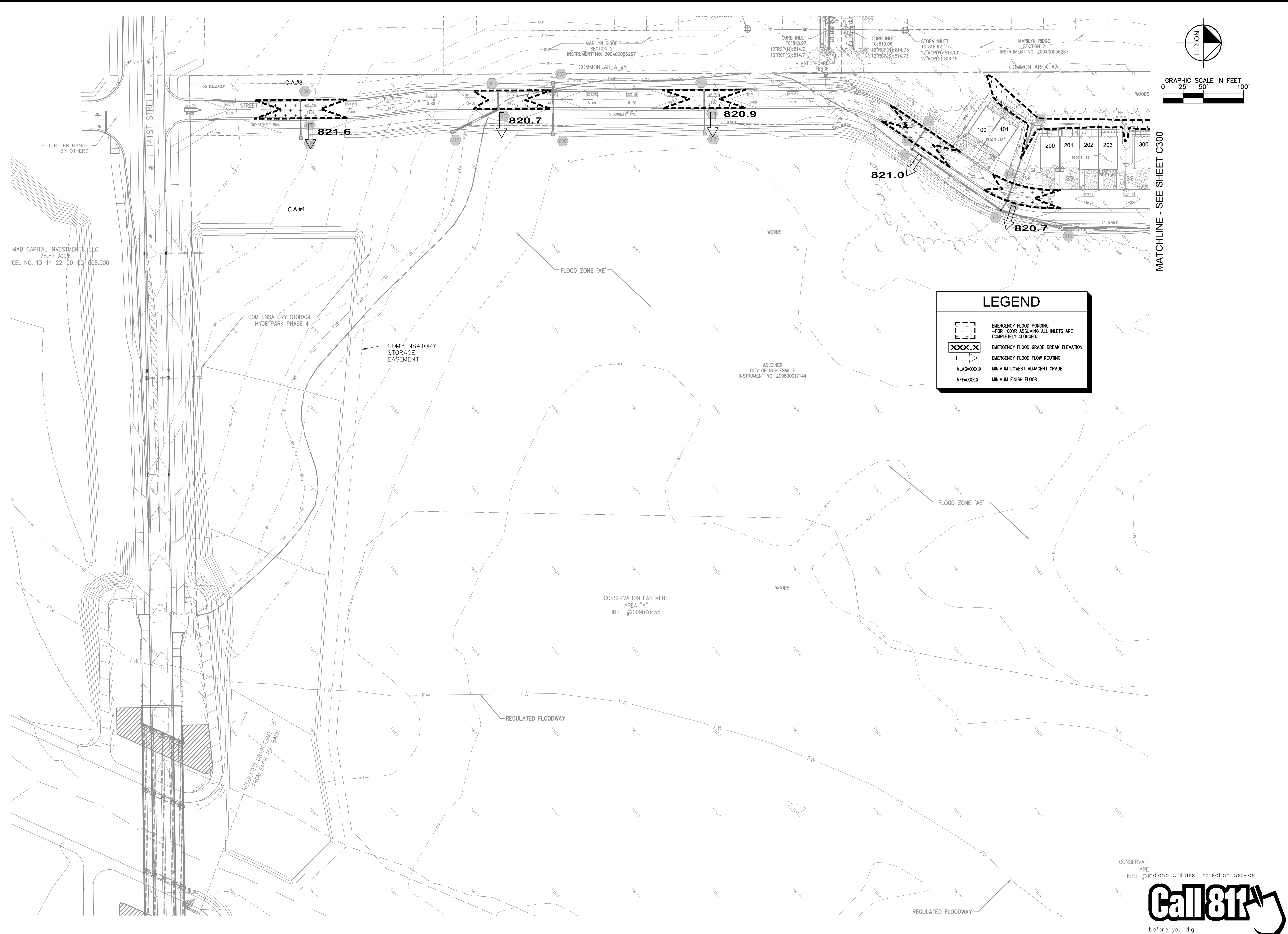
C201

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MATCHLINE - SEE SHEET C301



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MATCHLINE - SEE SHEET C300

LEGEND

EMERGENCY FLOOD PONDING
-FOR 100YR ASSUMING ALL INLETS ARE
COMPLETELY CLOGGED.

EMERGENCY FLOOD GRADE BREAK ELEVATION

EMERGENCY FLOOD FLOW ROUTING

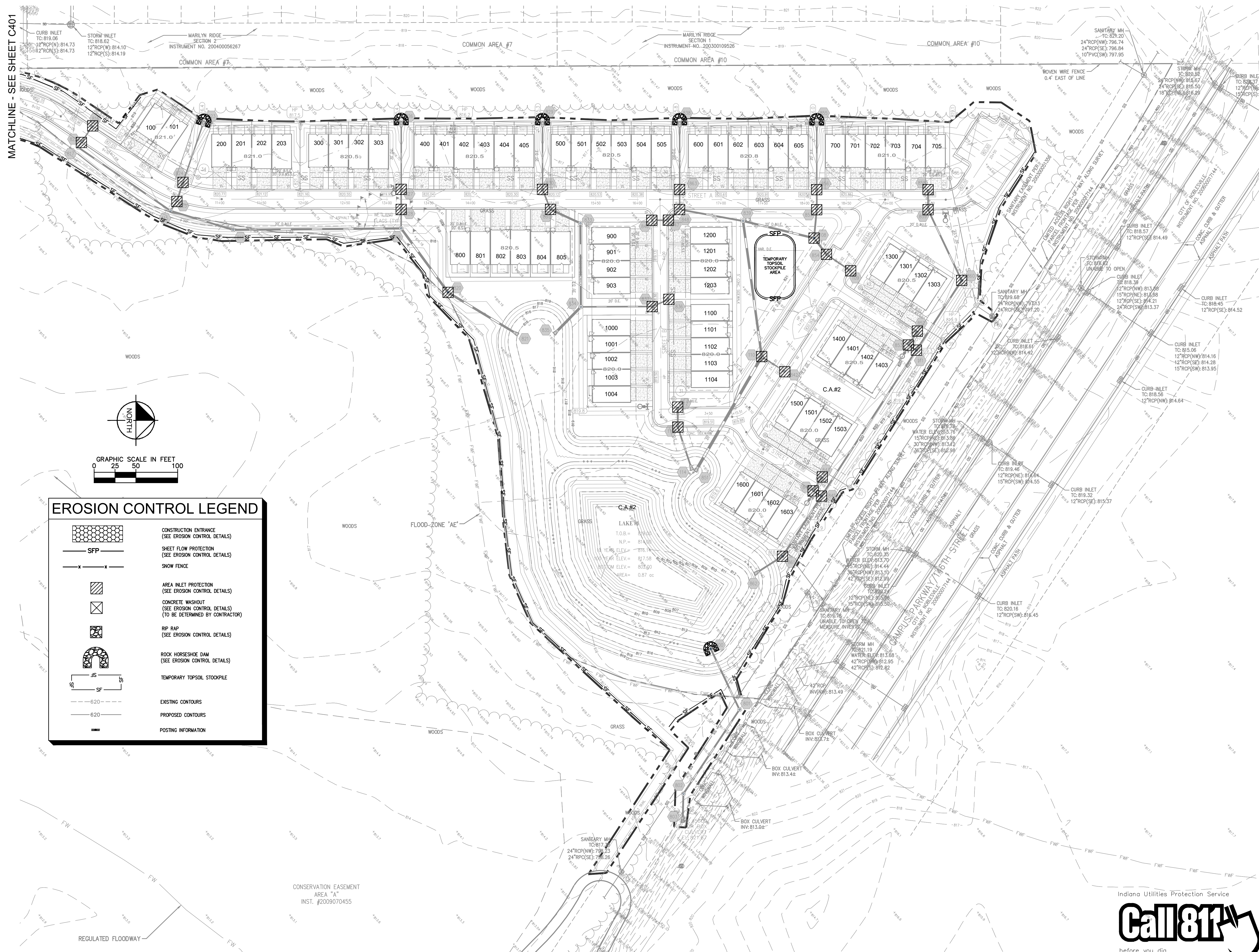
MLAG=XXX.X
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MFF=XXXX.X
MINIMUM FINISH FLOOR

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	EMERGENCY FLOOD ROUTING	GRAND COMMUNITIES, LLC	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	No.	REVISIONS		DATE	BY						
Kimley»Horn					© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM										
ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER					C301										

CONSERVATI
ARE
INST. #2Indiana Utilities Protection Service

before you dig

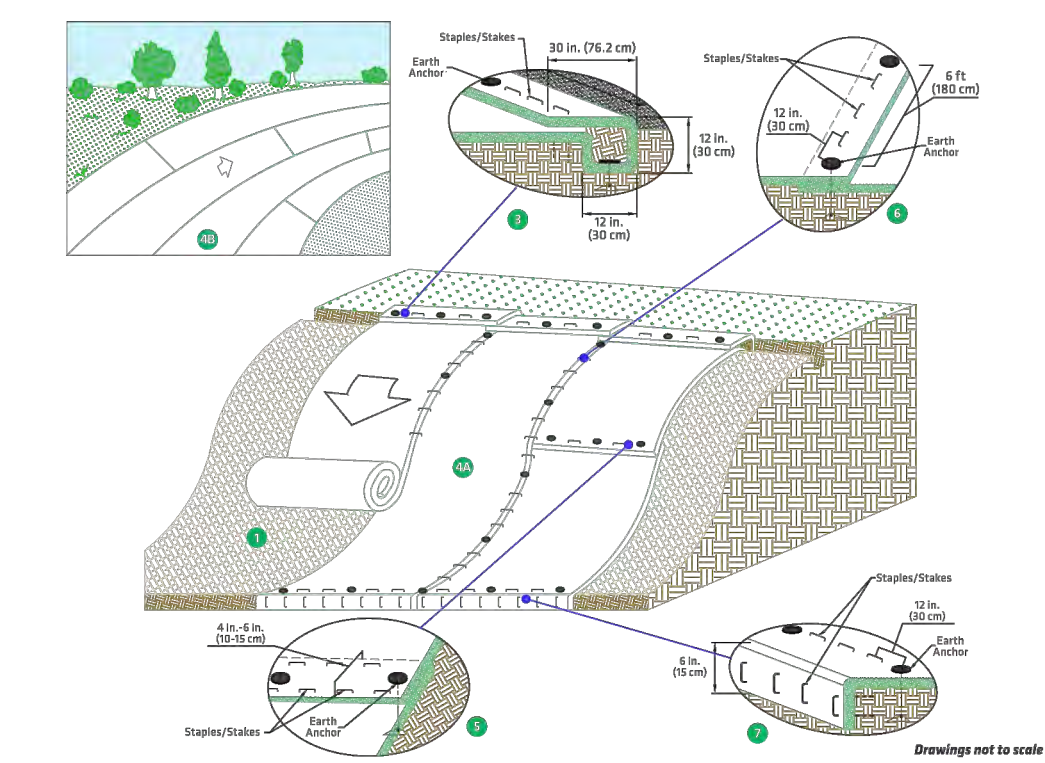


C400	SHEET NUMBER		KHA PROJECT NO. 170227014	ORIGINAL ISSUE: 03/20/2024	OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	EROSION CONTROL PLAN	GRAND COMMUNITIES, LLC	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 98TH STREET, SUITE 300, MINNEAPOLIS, MN 55425 CONTACT: BRETT HUFF PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM	No. _____ DATE _____ REVISIONS _____ BY _____

Drawing name: K:\NO_DEVEL\170227014_Hyde Park\Noblesville\N\1\ Design\CAD\PlanSheets\EROSION CONTROL DETAILS.dwg C403 EROSION CONTROL DETAILS Mar 18, 2024 9:00am By: Grent Shortridge
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Slope and Levee Installation Detail

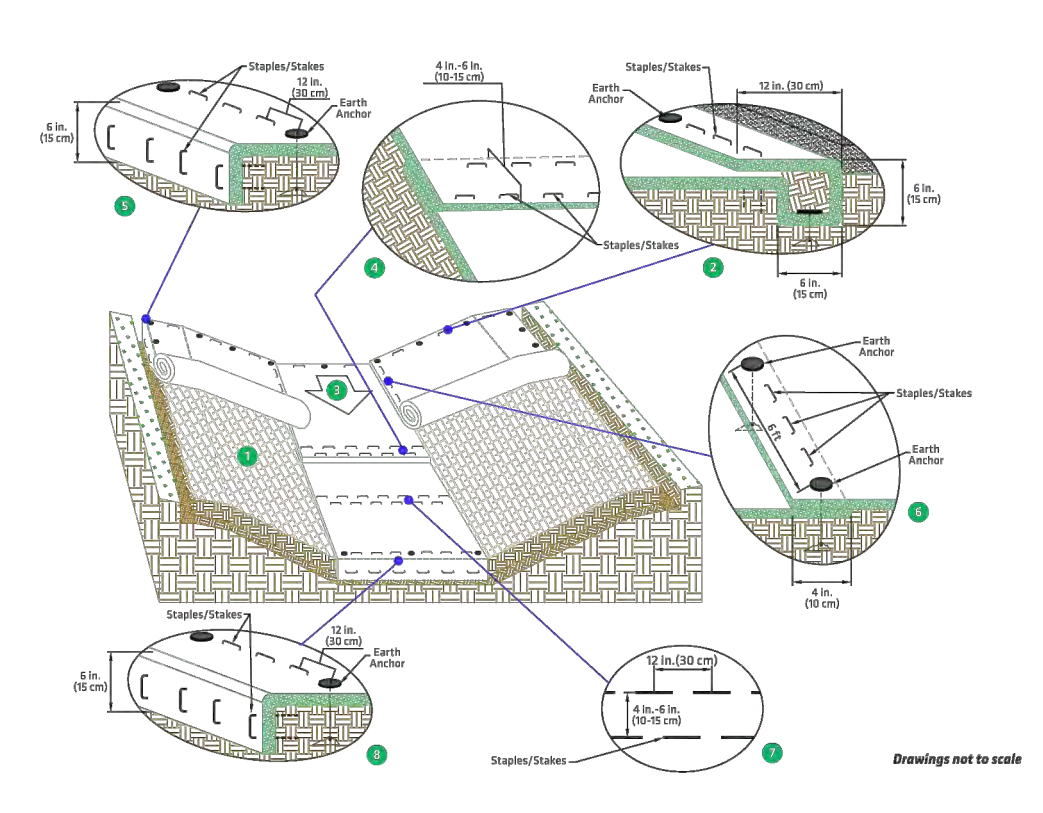
Choosing the right solution is half the battle against costly erosion. The other half is proper installation. North American Green® provides all of the tools and instructions you need for quick, effective installation on your site.



GENERAL INSTALLATION

- Prepare soil before installing the High-Performance Turf Reinforcement Mat (HPTRM), including any necessary application of soil amendments such as lime or fertilizer.
- See Seeding and Vegetating section for details regarding pre-seeding, over-seeding, or use with soil.
- Begin at the top of the slope by anchoring the HPTRM in 12 in. (30 cm) deep 12 in. (30 cm) wide trench with approximately 30 in. (76.2 cm) of HPTRM extended beyond the up-slope portion of the trench. Anchor the HPTRM with a row of anchors/staples approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after staping. Compact soil and fold remaining 30 in. (76.2 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
- Roll the HPTRM (44' down or 48') horizontally across the slope. HPTRM will unroll with appropriate side against the soil surface. All HPTRM must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.
- Place consecutive HPTRM ends over end (shingle style) with a 4 in.-6 in. (10 cm-15 cm) overlap. Staple/stake through overlapped area, approximately 12 in. (30 cm) apart across entire HPTRM width.
- Adjacent HPTRM must be overlapped approximately 4 in. (10 cm) and fastened using staples/stakes every 12 in. (30 cm) between earth anchors. For curved sections, adjust the overlap edges accordingly to accommodate transitional segments.
- The terminal end of the HPTRM must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after staping. Compact soil and fold remaining 30 in. (76.2 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
- Roll the HPTRM (44' down or 48') horizontally across the slope. HPTRM will unroll with appropriate side against the soil surface. All HPTRM must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.

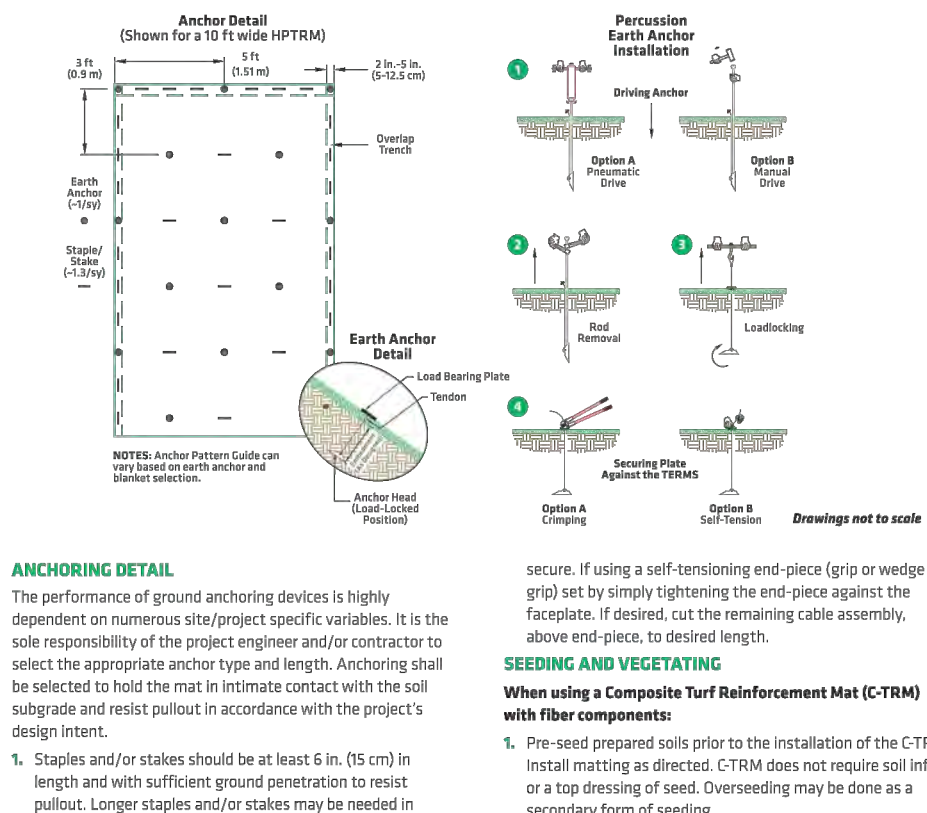
Channel Installation Detail



GENERAL INSTALLATION

- Prepare soil before installing the HPTRM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding pre-seeding, over-seeding or use with soil.
- Begin at the top of the channel by anchoring the HPTRM in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench with approximately 12 in. (30 cm) of HPTRM extended beyond the up-slope portion of the trench. Anchor the HPTRM with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after staping. Compact soil and fold remaining 12 in. (30 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
- Roll the HPTRM (44' down or 48') horizontally across the slope. HPTRM will unroll with appropriate side against the soil surface. All HPTRM must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.
- Place consecutive HPTRM ends over end (shingle style) with a 4 in.-6 in. (10 cm-15 cm) overlap. Use a double row of staples/stakes staggered 12 in. (30 cm) apart and 12 in. (30 cm) on center to secure HPTRM.
- Full length edge of HPTRM at top of side slope must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after staping.
- Adjacent HPTRM must be overlapped approximately 4 in. (10 cm) and fastened.
- In high flow channel applications, a staple/stake check slot is recommended at 30 ft to 40 ft (9 m to 12 m) intervals. Use a double row of staples/stakes staggered 4 in. (10 cm) apart and 12 in. (30 cm) on center over entire width of the channel.
- The terminal end of the HPTRM must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after staping.
- Roll the HPTRM (44' down or 48') horizontally across the slope. HPTRM will unroll with appropriate side against the soil surface. All HPTRM must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.

Anchoring Detail



ANCHORING DETAIL

- The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and resist pullout in accordance with the project's design intent.
- Staples and/or stakes should be at least 6 in. (15 cm) in length and with sufficient ground penetration to resist pullout. Longer staples and/or stakes may be needed in loose soils.
 - The percussion earth anchor assembly consists of an anchor head, a tendon, a footplate, and an end-piece device. See North American Green® Earth Anchor specification for detailed information on assembly components and associated pull-out strength.
- PERCUSSION EARTH ANCHOR INSTALLATION**
- Insert the drive rod into the assembly's anchor head then use either a sledge hammer or vibratory hammer to drive the anchor to their desired depth.
 - After the desired anchor depth is achieved, retract the drive rod.
 - Lock the anchor assembly by swiftly pulling the cable upwards until the anchor head rotates as signaled by sudden resistance to pulling. A hooked setting tool may be used to pull this tool.
- NOTE:** Larger anchors may require more force to set the anchor. This can be achieved through using single manufacturer equipment for greater leverage, such as a rammer, mallet or tapping tool, which is not included.
- Secure the footplate to the High-Performance Turf Reinforcement Mat (HPTRM) surface by locking the end-piece. If using a copper or aluminum post, crimp the female to



SOILS MAP N.T.S.

Specification Sheet - EriNet® 575° Erosion Control Blanket

DESCRIPTION

The short-term single net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: Functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation.) The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a lightweight photodegradable polypropylene netting having an approximate 0.50 x 0.50 in. (1.27 x 1.27 cm) mesh. The blanket shall be cover together on 150 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-4 inches (5-10.2 cm) from the edge) as an overlap guide for adjacent mats.

The 575° shall meet Type 2.C. specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) TP-25 Section 73.3.7

Material Content	
Matte	100% Straw Fiber
Netting	Top side only: lightweight photodegradable
Thread	Biodegradable

Standard Roll Sizes	
Width	6.67 ft (2.03 m) 6.67 ft (2.03 m) 16 ft (4.87 m)
Length	108 ft (32.92 m) 112 ft (34.14 m) 108 ft (32.92 m)
Weight ± 10%	40 lb (18.18 kg) 50 lb (22.68 kg) 96 lb (43.54 kg)
Average	80 sq yd (69.9 m²) (89 sq yd)

Design Permissible Shear Stress	
Unvegetated Shear Stress	1.55 psf (0.4 Pa)
Unvegetated Velocity	5.00 fpm (1.52 m/s)

Slope Design Data: C Factors	
Slope Length (L)	3-11
	3-11
Slope Gradient (%)	N/A
	N/A
Slope Length (L)	11-20
	11-20
Slope Gradient (%)	N/A
	N/A
Slope Length (L)	20-30
	20-30
Slope Gradient (%)	N/A
	N/A
Slope Length (L)	30-40
	30-40
Slope Gradient (%)	N/A
	N/A

Roughness Coefficients - Unveg.	
Flow Depth	0.015
Flow Velocity	0.015
Flow Depth	0.015
Flow Velocity	0.015

Design Permissible Shear Stress

Unvegetated Shear Stress	Unvegetated Velocity
1.55 psf (0.4 Pa)	5.00 fpm (1.52 m/s)

Slope Design Data: C Factors

Slope Length (L)	Slope Gradient (%)
3-11	N/A
11-20	N/A
20-30	N/A
30-40	N/A

Roughness Coefficients - Unveg.

Flow Depth	Flow Velocity
0.015	0.015
0.015	0.015
0.015	0.015
0.015	0.015

SILT SOCK INSTALLATION GUIDELINES

SLOPE INTERRUPTION

1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.

2. REMOVE SEGMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE SOIL OF SOCK TO ENHANCE PERFORMANCE.

3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE.

4. HARDWOOD STAKES 2"x2"x24" (NOMINAL) ARE SUGGESTED.

PERIMETER CONTROL & OVERLAPPING

NOTE: OVERLAP BASED ON FLOW DIRECTION

1.2" OVERLAP RECOMMENDED ON SLOPES

INLET PROTECTION

IF GUARD BAR IS NOT AVAILABLE, USE A CONCRETE BLOCK

Pyramid Installation Staking

A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL.

Silt Sock

EROSION CONTROL PRODUCTS

(608) 438-7625
WWW.SILT SOCK.NET

GENERAL SWPPP NOTES FOR INDIVIDUAL LOTS

- All storm water quality measures, including erosion and sediment control, necessary to comply with the requirements for 327 AC 15-5, Rule 5 and/or general construction practices and/or City of Noblesville Stormwater Management Ordinance (SMO) must be implemented in accordance with the plan and sufficient to satisfy Section 600 of the City of Noblesville Stormwater Technical Standards (SWS).
- Provisions for erosion and sediment control on individual building lots required under the original plan and be implemented for erosion and sediment control requirements associated with activities on individual lots.
- Installation and maintenance of appropriate perimeter erosion and sediment control measures prior to land disturbance.
- Sediment discharge and tracking from each lot must be minimized throughout the land disturbing activities on the lot and permanent stabilization has been achieved.
- Tracking of sediment must be minimized or deposited on the lot and must be in compliance with all applicable statutes and rules.
- Adjacent lots disturbed by individual lot operator must be repaired and stabilized with temporary or permanent surface stabilization.

In accordance with Chapter 600 of the Noblesville SMO, final stabilization of an individual lot project shall be achieved.

The establishment of a uniform depth of seventy percent (70%) across the disturbed area, of vegetative cover or permanent non-erodible material that will ensure the resistance of the soil to erosion, sliding, or other movement.

CONSTRUCTION SEQUENCE FOR INDIVIDUAL LOTS

Construction sequence on individual lots should be as follows:

- Clearly delineate areas of trees, shrubs, and vegetation that are to be undisturbed. To prevent root damage, the areas delineated for tree protection should be at least the same diameter as the crown.
- Install perimeter all fence or construction limits. Portion the fence to intersect itself prior to entering drainage swales or to immediately stabilize.
- Install drop inlet protection for all inlets on the property.
- Install curb inlet protection, on both sides of the road, for all inlets along the property frontage and along the frontage of adjacent lots, or install temporary catch basin inlets in each inlet and frequently clean.
- Install gravel construction entrance flush with the back of existing curb, extending from the street to the building pad.
- Perform primary grading operations.
- Establish temporary seeding and straw mulch on disturbed areas.
- Construct the storm and/or sanitary sewer and gutters have been constructed. Erosion should remain in place until the lot is stabilized meeting the cover requirements of SWPPP Specifications - Surface Stabilization and Final Stabilization.
- Re-seed any areas disturbed by construction and utilities installation, with temporary seed mix within 3 days of completion of disturbance.
- Grass the area to final elevations. Add topsoil as needed to minimize erosion of underlying soil and to quickly establish grass.
- Install permanent seeding or sod.

INDIVIDUAL LOT STORM WATER POLLUTION & PREVENTION DETAIL

NOT TO SCALE

Notes:

- Erosion/ sediment control measures must be functional and be maintained throughout construction.
- Contraint to clean streets at a minimum at the end of every work day or more frequent if needed.
- Perimeter protection should be installed before excavation of basement/foundation has begun. Perimeter protection on lots shall remain in place until the lot is stabilized meeting the cover requirements of SWPPP Specifications - Surface Stabilization and Final Stabilization.
- All trash and construction debris shall be disposed properly into an enclosed earth receptacle.
- Street to be cleaned at the end of every work day, at a minimum, or more frequent if needed.

City of Noblesville	SWPPP Details	SHEET 28 OF 29
11/03/2024	11/03/2024	11/03/2024

EROSION CONTROL BLANKET SPECIFICATIONS:

AT A MINIMUM, THE EROSION CONTROL BLANKET SHALL HAVE STRAIN FREE FIBER CONTENT OF 55 LB/AC. 100% THE EROSION CONTROL BLANKET SHALL BE COVERED ON THE TOP SIDE WITH A BIODEGRADABLE WOVEN ORGANIC FIBER NETTING WITH CROSS STRANDS INTERWoven IN A "L" SHAPE.

SMALL APPLICATIONS:

- START EROSION CONTROL BLANKET AT TOP OF THE SLOPE AND ROLL IN THE DIRECTION OF THE WATER FLOW IN THE SWALE. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR CHANNEL PLACEMENT AND STAPLE PATTERNS.
- THE STAPLE/STAKE LOCATIONS ON THE EDGE OF THE EROSION CONTROL BLANKET SHALL BE INSTALLED 2" TO 3" FROM THE EROSION CONTROL BLANKET EDGE.
- THE EROSION CONTROL BLANKET SHOULD NOT BE STITCHED BUT ALLOWED TO LAY LOOSELY ON THE SOIL SURFACE TO ALLOW MAXIMUM EROSION CONTROL BLANKET TO SOIL CONTACT.
- THE END OF THE EROSION CONTROL BLANKET SHOULD BE OVERLAPPED 4" - 6" IN A SINGLE EFFECT.
- IN HIGH VELOCITY CHANNEL APPLICATIONS, CHECK SLOPES SHOULD BE ESTABLISHED EVERY 25' - 40'. THE SLOPES SHOULD BE 4" WIDE BY 6" DEEP WITH THE EROSION CONTROL BLANKET STAPLED IN THE BOTTOM OF THE SLOPE, THEN BACKFILL AND SEED.

EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: GMS

CHECKED BY: BAH

APPROVAL PENDING

NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

EROSION CONTROL CONTROL DETAILS

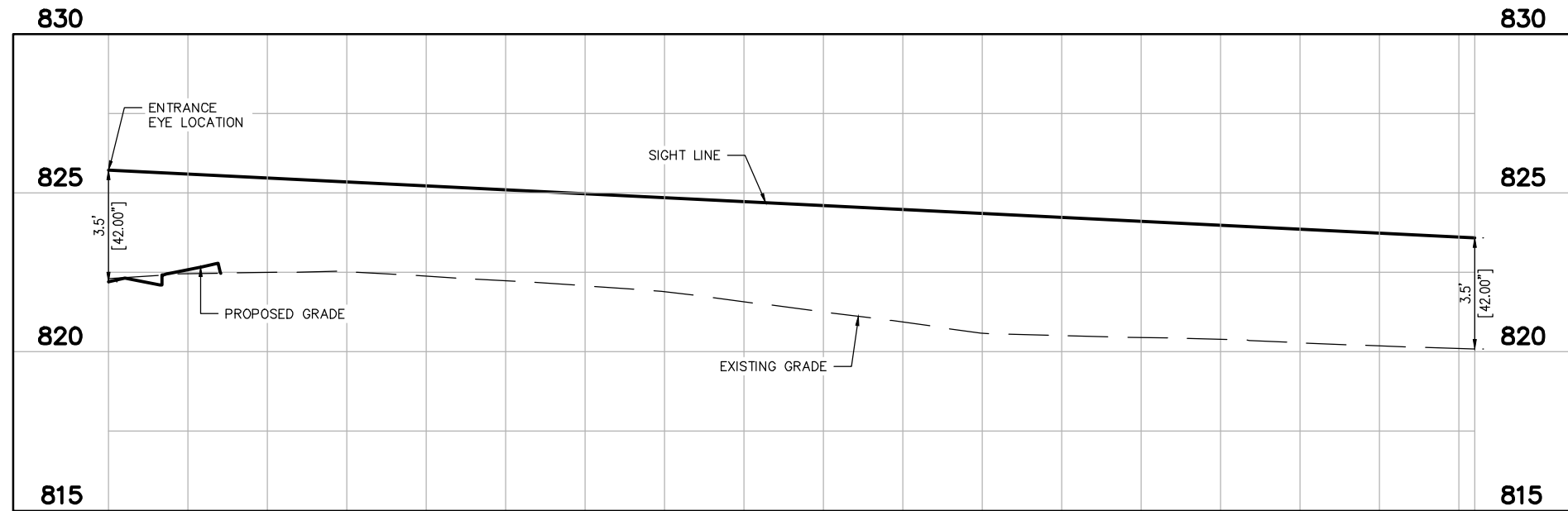
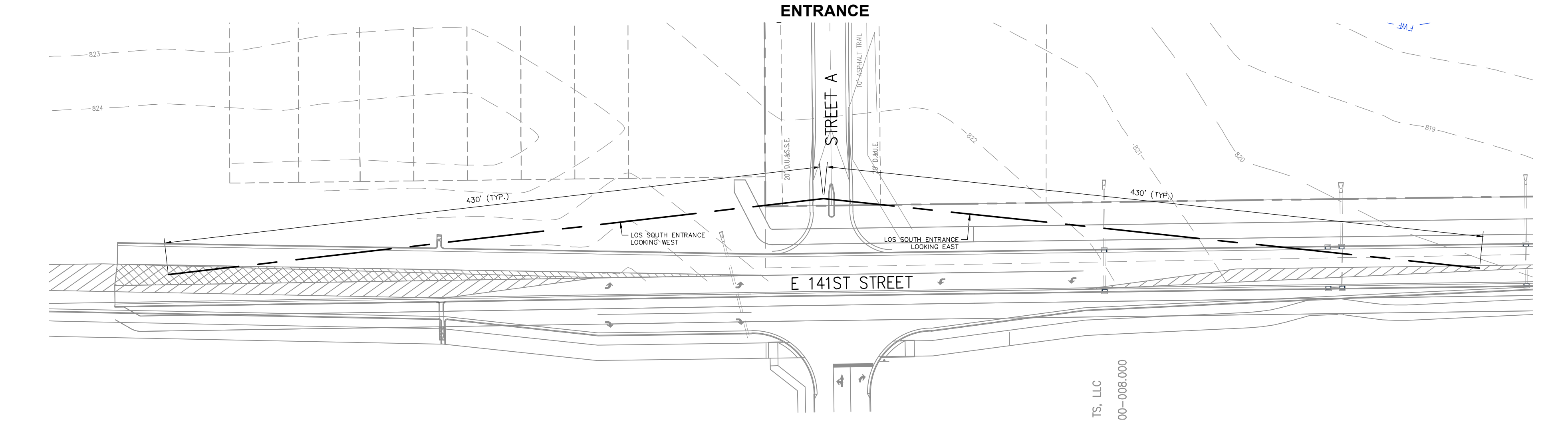
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024

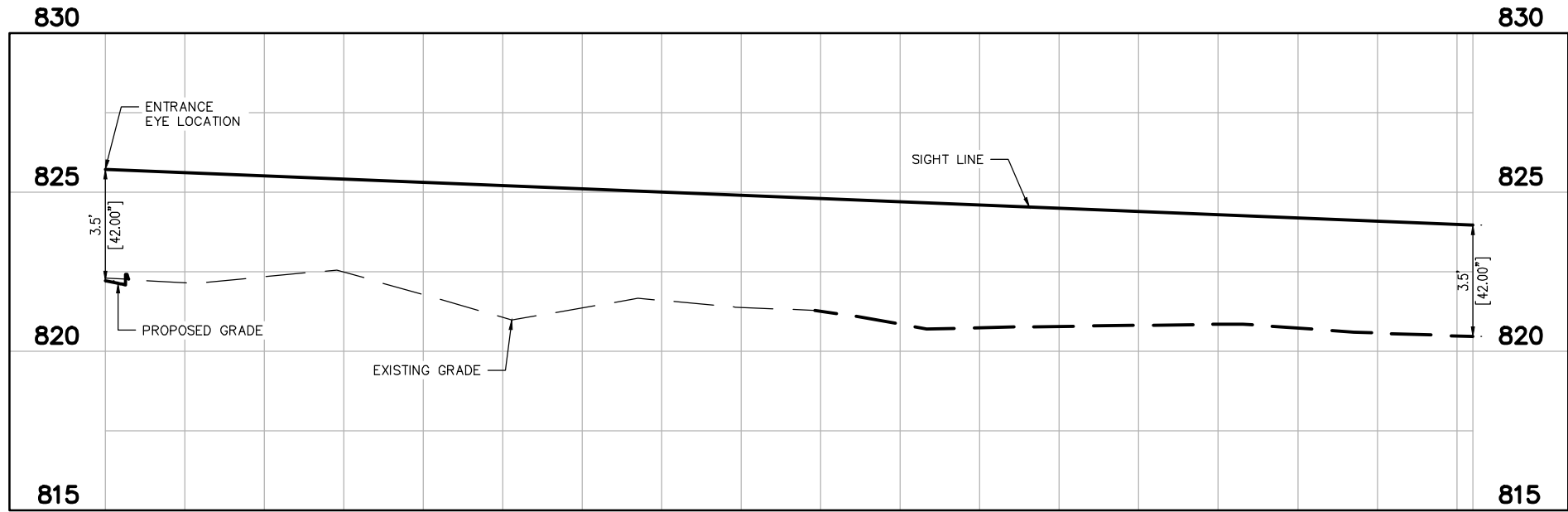
KHA PROJECT NO. 170227014

SHEET NUMBER C402

Drawing name: K:\IND_DEV\170227014_Hyde Park_Mobileville_IN\1_Design\CADD\PlanSheets\LINE OF SIGHT PLAN.dwg C600 LINE OF SIGHT PLAN Mar 19, 2024 9:05am by Grant Shortridge
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ENTRANCE LOOKING EAST
H: 1"=50' ; V: 1"=5'



ENTRANCE LOOKING WEST
H: 1"=50' ; V: 1"=5'

Design Speed (mph)	Intersection Sight Distance For Passenger Car	
	Calculated (ft)	Design (ft)
15	143.3	145
20	191.1	195
25	238.9	240
30	286.7	290
35	334.4	335
40	382.2	385
45	430.0	430
50	477.8	480
55	525.5	530
60	573.3	575
65	621.1	625
70	668.9	670

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR
TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER

Figure 46-10H

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	LINE OF SIGHT PLAN	GRAND COMMUNITIES, LLC	APPROVAL PENDING NO FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurd@kimley-horn.com WWW.KIMLEY-HORN.COM	No.	REVISIONS		DATE	BY

Drawing name: K:\IND_LDEV\170227014_Hyde Park_Moklesville_IN\1 Design\CADD\PlanSheets\LANDSCAPE PLAN.dwg Mar 19, 2024 9:05am by: GentShortridge
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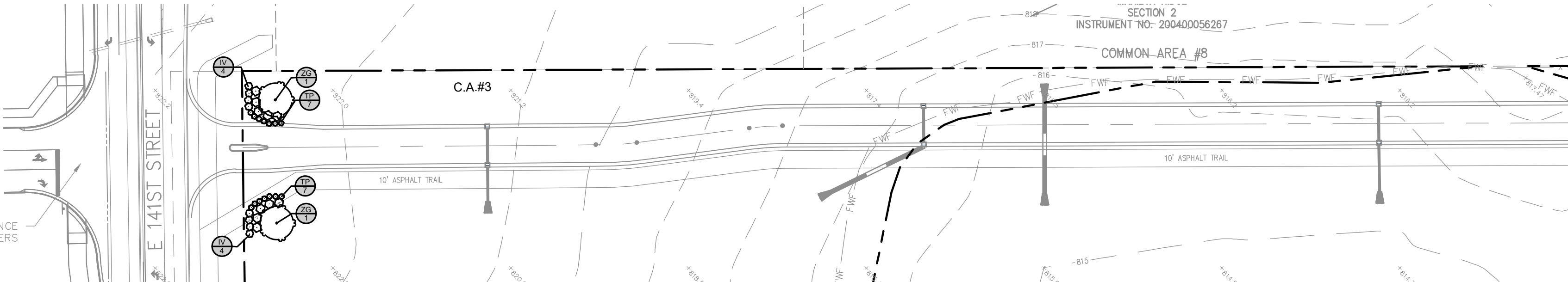
MATCHLINE - SEE BELOW



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
GM	7	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	B & B	2.5" CAL MIN	12' HT MIN
ZG	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA B & B	B & B	2.5" CAL MIN	12' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
MS	21	MALUS X 'SHOTIZAM'	SHOWTIME™ CRABAPPLE	B & B	1.5" CAL MIN	8' HT MIN
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	8	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE ---	---	48" OC	18" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
TP	14	THUJA PLICATA 'SUGAR AND SPICE'	SUGAR AND SPICE ARBORVITAE---	---	36" OC	18"

FUTURE ENTRANCE
BY OTHERS



MATCHLINE - SEE ABOVE

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN		PRELIMINARY LANDSCAPE PLAN		GRAND COMMUNITIES, LLC		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED		DESIGNED BY: JSM		DRAWN BY: GMS		CHECKED BY: BAH		NO.		DATE		BY	
ORIGINAL ISSUE: 03/20/2024		KHA PROJECT NO. 170227014		SHEET NUMBER		L100		KIMLEY»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurley@kinley-horn.com WWW.KIMLEY-HORN.COM											

TAB 6

ORDINANCE NO. 0X-0X-24

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND
OFFICIAL ZONING MAP, ALL PART OF THE COMPREHENSIVE PLAN OF THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Document Cross Reference Nos. _____ and _____

This Ordinance amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Docket Number LEGP-XXXX-2024 at its _____, 2024 meeting as required by law concerning a change of zoning of certain property described in **Exhibit A** attached hereto (the “Real Estate”) containing 12.09 acres, and depicted in **Exhibit B** attached hereto; and,

WHEREAS, the Plan Commission has sent a Favorable recommendation for adoption of said amendment with a vote of _____ () AYES and _____ () NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

NOW, THEREFORE, BE IT ORDAINED by the Common Council at its meeting in regular session, that the Unified Development Ordinance and Official Zoning Map, are hereby amended as follows:

Section 1. The Official Zone Map is hereby amended to change the zoning of the parcel legally described in **Exhibit A** and visually depicted in **Exhibit B** from (i) the Corporate Campus Planned Development (“CCPD”) 146th Street Corridor Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type to the CCPD Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type.

Section 2. That the Zoning map shall be updated concurrently to reflect the changes referred to in **Section 1.**

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Darren Peterson		
	Meghan Wiles		
	Pete Schwartz		
	Evan Elliott		
	Michael J. Davis		
	Todd Thurston		
	Aaron Smith		
	Mark Boice		
	David Johnson		

ATTEST: _____
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this ____ day of _____, 2024 at _____.M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Oasis at Hyde Park - Rezone Ordinance 2 031824

EXHIBIT A

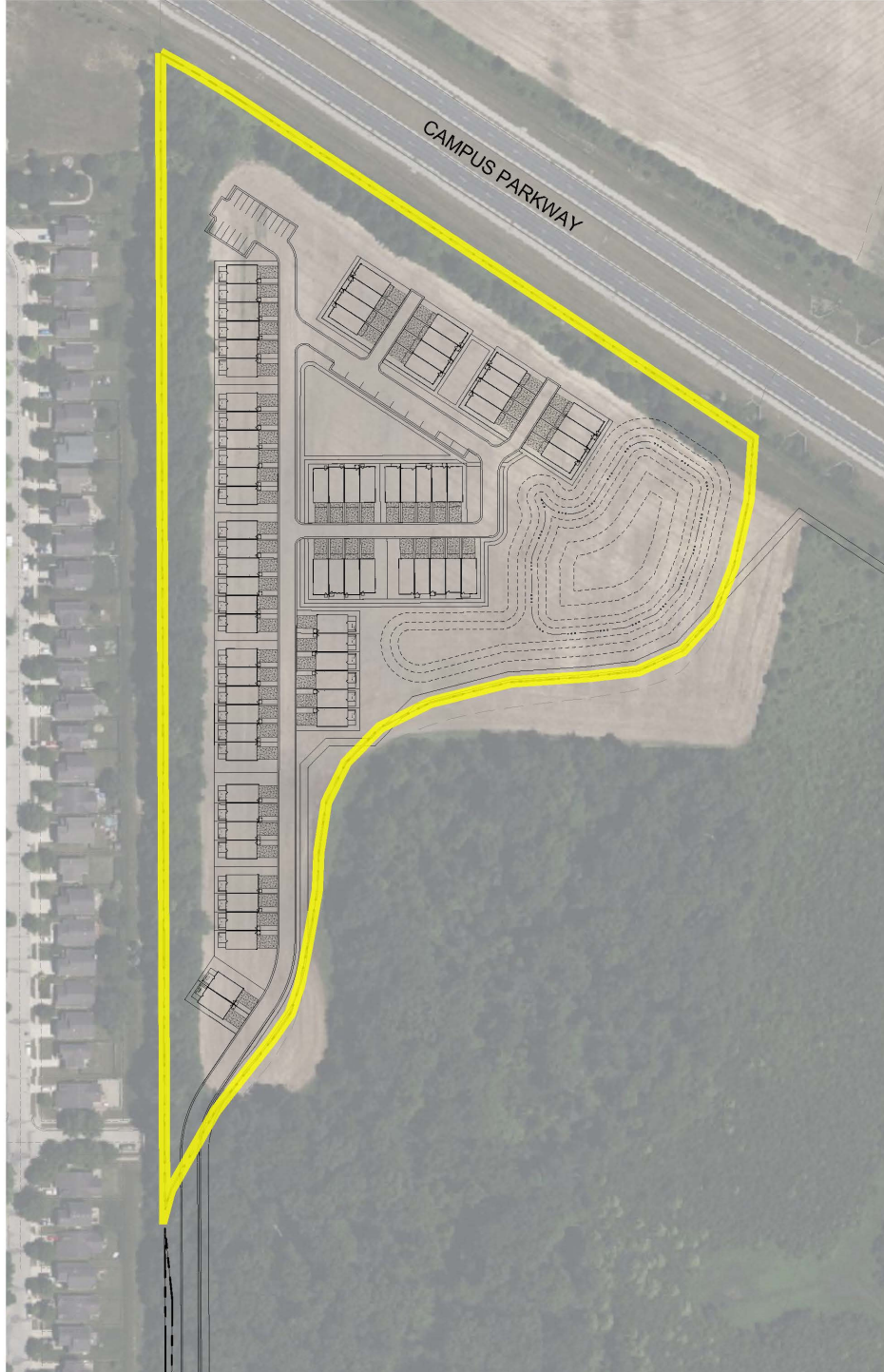
Legal Description (Page 1 of 1)

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET; (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

EXHIBIT B

Legal Description
(Page 1 of 1)



TAB 7

ORDINANCE NO. 0X-0X-24

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference Nos. _____ and _____

This Ordinance (the “Oasis at Hyde Park PD Ordinance” or “PD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Docket Number LEGP-XXXX-2024 at its _____, 2024 meeting, as required by law, in regard to the application (the “Petition”) filed by Grand Communities, LLC (the “Developer”) concerning a change of zoning of certain property legally described in **Exhibit A** attached hereto (the “Real Estate” which is also referred to herein as the “District”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Oasis at Hyde Park Preliminary Development Plan”, as further described in Section 3 below (the “Preliminary Development Plan”); and,

WHEREAS, the Plan Commission has sent a _____ Recommendation for adoption of said amendment with a vote of _____ () AYES and _____ () NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

NOW, THEREFORE, BE IT ORDAINED by the Common Council at its meeting in regular session, hereby adopts this Oasis at Hyde Park PD Ordinance, as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”), to read as follows:

Section 1. Applicability of Ordinance.

- A. The District's underlying zoning district shall be the Corporate Campus Planned Development (“CCPD”) District, with an underlying Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type of the UDO; (the "Underlying District").
- B. Development in this District shall be governed entirely by (i) the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits, and (ii) those provisions of the

UDO in effect as of the date of adoption of this PD Ordinance, and applicable to the CCPD Mixed Residential Subdistrict of the UDO, except as modified, revised, supplemented or expressly made inapplicable by this PD Ordinance (collectively, the “Governing Standards”).

- C. All provisions and representations of the UDO that conflict with the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Oasis at Hyde Park PD Ordinance.

Section 2. Permitted Uses.

- A. All uses permitted in the Underlying District including (townhome) dwellings shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed seventy-four (74). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as (two-family and multi-family of 3 or more dwelling units) Uses.
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 3. Preliminary Development Plan.

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a revision date of _____, 2024. What is attached hereto as **Exhibit B** is a general representation of the full sized plans and **Exhibit B**, together with the full sized plans, shall be collectively referred to as the “Preliminary Development Plan”.
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 4. Residential Regulations. The requirements applicable to the Underlying District included in Article 8, Part E, Section 4(B), 4(C) and 4(E) shall not apply, instead the following shall apply:

- A. Bulk Requirements:

Requirements	Oasis at Hyde Park PD Standards
Maximum Density	74 Dwellings
Minimum Lot Area per Dwelling Unit	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	45 ft.
Minimum Front Yard Setback	Not applicable
Minimum Side Yard Setback	10 ft. building separation

Minimum Rear Yard Setback	Not applicable - 20 ft. as measured from back of Alley curb
Maximum Permitted Floor Area Ratio	Not applicable
Minimum Floor Area (per dwelling unit):	1,550 sq. ft.
Maximum Lot Coverage	Not applicable

- B. Lots may front on a public right of way or access an internal private drive/alley.
- C. Corner Lot standards of the UDO shall not apply to townhome dwellings.

Section 5. **Architectural Standards.** The requirements included in Article 8, Part E, Section 5 shall not apply, instead the following shall apply to the District:

- A. The approved elevations shall be the set of townhome building elevations on file with the City’s Planning and Development Department as submitted on _____, 2024, amended _____, 2024, as reviewed and approved by the City’s Architectural Review Board or the City’s PUD/Plat Committee, whichever body shall have reviewed the elevations, at its _____, 2024 meeting (the “Approved Elevations”).
- B. The Approved Elevations are hereby incorporated and approved. All townhome buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve townhome building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.
- C. The elevations of any townhome building that substantially varies from an Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards hereby incorporated under **Exhibit C** or require approval by the Architectural Review Board or the City’s PUD/Plat Committee, whichever body shall have reviewed the elevations, if not found in compliance with the standards included in **Exhibit C**. The Architectural Review Board’s or the City’s PUD/Plat Committee’s, whichever body shall have reviewed the elevations, review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.
- D. Front, rear and side townhome elevations (Character Illustrations) are included under **Exhibit D** which are representative of the Approved Elevations.

Section 6. **Parking and Loading Standards.** The standards of Article 10, Off-Street Parking and Loading, of the UDO rather than Article 8, Part E, Section 6 of the UDO shall apply, except as modified below:

- A. All dwellings shall have a two (2)-car attached garage including a driveway which is a minimum of twenty (20) feet in length to accommodate parking of two (2) vehicles outside of the garage.
- B. Paring areas shall be set back a minimum of five (5) feet from the property line abutting any street.

Section 7. **Sign Standards.** Signs within the District shall comply with Article 11 of the UDO, except as modified below:

- A. Article 11, Part C, Section 1.b.9, Landscaping shall not apply.
- B. An entry monument sign with a height of eight (8) feet and thirty-five square feet of area per sign face, as depicted in **Exhibit F**, shall be permitted at the entrance along 136th Street. The sign location shall be permitted within the traffic island at the entrance along 136th Street.

Section 8. **Landscaping and Open Space Standards.** The standards of Article 12 and Article 8, Part E of the UDO shall not apply, instead the following shall apply:

- A. **Dwelling Landscaping.** Building base landscaping plantings shall be as illustrated on **Exhibit E**.
- B. **Landscape Buffer Yards.** Landscape Buffer Yards and Peripheral Yards shall be provided as shown generally on the Preliminary Development Plan.
 - 1. The Preliminary Development Plan shall provide details including width, area, tree preservation and required plant material.
 - 2. No buffer yard shall be required along the east perimeter of the site between Campus Parkway and 141st Street.
- C. **Open Space.** Open Space shall be provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.

Section 9. **Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

- A. Street lights shall be required as illustrated on the Preliminary Development Plan.
- B. Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.

Section 10. **Infrastructure Standards.** Unless otherwise stated within this Oasis at Hyde Park PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved / permitted.

- A. Streets may be Public or Private.
- B. The subdivision (platting) of lots on a private easement (alley/internal drive - without street frontage) shall be permitted.
- C. Sidewalks and Paths shall be required as illustrated on the Preliminary Development Plan.
- D. The typical section for internal streets is detailed on the Preliminary Development Plan and shall use the Local (Residential) pavement section per the City of Noblesville Construction Standards.
- E. Utility easements shall be a minimum of ten (10) feet wide.

Section 11. Procedures:

- A. Detailed Development Plan: Approval of any Detailed Development Plan (“DDP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
 - 1. The Director of Planning and Zoning shall approve a Minor Change; and
 - 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.
- B. Secondary Plat: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. Major Change. For purposes of this PD Ordinance, a “Major Change” shall mean: (i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP’s and legal drains.
- D. Minor Change. For purposes of this PD Ordinance, a “Minor Change” shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance for the District.

Section 12. Effective Date. This Oasis at Hyde Park PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Darren Peterson		
	Meghan Wiles		
	Pete Schwartz		
	Evan Elliott		
	Michael J. Davis		
	Todd Thurston		
	Aaron Smith		
	Mark Boice		
	David Johnson		

ATTEST: _____
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this ____ day of _____, 2024 at _____.M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Oasis at Hyde Park - PD Ordinance 4 032024

EXHIBIT A

Legal Description (Page 1 of 3)

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET; (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 1924.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 697.84 FEET TO THE NORTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT A-5 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING THIRTY TWO (32) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-5 AND A-2; (1) NORTH 89 DEGREES 15 MINUTES 34 SECONDS EAST 670.73 FEET; (2) NORTH 01 DEGREES 24 MINUTES 10 SECONDS WEST 3.92 FEET; (3) NORTH 14 DEGREES 40 MINUTES 12 SECONDS WEST 12.89 FEET; (4) NORTH 25 DEGREES 37 MINUTES 50 SECONDS WEST 7.79 FEET; (5) NORTH 34 DEGREES 49 MINUTES 51 SECONDS WEST 9.58 FEET; (6) NORTH 41 DEGREES 09 MINUTES 52 SECONDS WEST 61.63 FEET; (7) NORTH 44 DEGREES 03 MINUTES 03 SECONDS WEST 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 49 MINUTES 58 SECONDS WEST 15.67 FEET; (10) NORTH 58 DEGREES 15 MINUTES 10 SECONDS WEST 16.20 FEET; (11) NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST 19.14 FEET; (12) SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST 14.04 FEET; (13) SOUTH 80 DEGREES 25 MINUTES 50 SECONDS WEST 13.21 FEET; (14) SOUTH 71 DEGREES 19 MINUTES 04 SECONDS WEST 40.77 FEET; (15) SOUTH 77 DEGREES 28 MINUTES 43 SECONDS WEST 20.23 FEET; (16) SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST 17.30 FEET; (17) NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST 18.19 FEET; (18) NORTH 69 DEGREES 20 MINUTES 25 SECONDS WEST 15.40 FEET; (19) NORTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 21.59 FEET; (20) NORTH 48 DEGREES 03 MINUTES 02 SECONDS WEST 113.51 FEET; (21) NORTH 44 DEGREES 05 MINUTES 35 SECONDS WEST 107.67 FEET; (22) NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST 23.44 FEET; (23) NORTH 58 DEGREES 36 MINUTES 33 SECONDS WEST 27.01 FEET; (24) NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST 27.00 FEET; (25) NORTH 78 DEGREES 38 MINUTES 38 SECONDS WEST 70.29 FEET; (26) NORTH 70 DEGREES 52 MINUTES 01 SECONDS WEST 14.87 FEET; (27) NORTH 53 DEGREES 22 MINUTES 55 SECONDS WEST 16.81 FEET; (28) NORTH 35 DEGREES 14 MINUTES 14 SECONDS WEST 18.06 FEET; (29) NORTH 21 DEGREES 22 MINUTES 32 SECONDS WEST 9.08 FEET; (30) NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST 112.46 FEET; (31) NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST 93.64 FEET; (32) NORTH 05 DEGREES 53 MINUTES 54 SECONDS WEST 90.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES, MORE OR LESS.

Legal Description
(Page 3 of 3)



EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN

(See following pages)



Note: A larger scale copy of the Preliminary Development Plan is on file with the Planning Department under Application No. LEGP-XXXX-2024.

EXHIBIT C

ARCHITECTURAL STANDARDS – TOWNHOMES

(Page 1 of 1)

Architectural Feature	Oasis at Hyde Park Standard
Corner Breaks (minimum)	4 per building
Front Façade Masonry (minimum)	70% excluding doors, windows and roof
Secondary Façade Masonry (minimum)	Four (4) feet excluding doors and windows
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	5:12
Roof Overhang (minimum inches measured from framing)	12"
Number of Windows – Primary Façade (minimum)	12 per building
Number of Windows – Secondary Façade (minimum)	6 per building

EXHIBIT D

CHARACTER EXHIBITS – TOWNHOMES

(See following pages)

Insert post Committee Review

EXHIBIT E

DWELLING LANDSCAPING

(See following pages)

Insert post TAC

(Page 1 of 1)

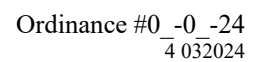


EXHIBIT G

WAIVERS

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

- A. Elimination of Minimum lot area per lot,
- B. Elimination of Minimum lot width per lot,
- C. Elimination of front yard setback,
- D. Elimination of the rear yard setback (20' required between buildings),
- E. Elimination of the maximum permitted floor area ratio per unit,
- F. Elimination of the maximum lot coverage requirement,
- G. Modification to Architectural Requirements (to address Townhome Buildings),
- H. Increase in the entry monument sign to eight (8) feet in height and located in the entry median island,
- I. Reduction in the landscaping requirements to meet what is indicated on the preliminary development plan and lot landscaping standards of the PD Ordinance,
- J. Reduction in the peripheral buffer yard as per the submitted Preliminary Development plan